

SUTTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

VIRTUAL MEETING HELD ON THURSDAY 10TH DECEMBER 2020 at 7.30 p.m.

PRESENT

Councillors: A Waller (Chairman), T Whiskard (Vice Chairman), G Barber, R Chamberlain, J Flitcroft, D Fosbrook, B Griffiths and E Jones.

Also present: One member of the public, Cheshire East Ward Councillor Andrew Gregory, PCSO Jim Newns and the Sutton Parish Clerk.

265/20 THE COUNCIL RESOLVED to approve apologies for absence received from Cllrs Bhatia, J Sinclair Smith and M Horrox. Apologies were not received from Cllr M Eardley.

266/20 DISPENSATIONS AND DECLARATIONS OF INTEREST

Cllr Barber declared, as a member of the PCC, an interest in Item 279/20 planning application 20/5223M (St James Church). Cllr Waller declared, as a neighbour, an interest in application 20/5046M (9 Brookside Avenue).

267/20 THE COUNCIL RESOLVED to approve the Minutes of the Meeting dated 12th November 2020 which were confirmed as a true record.

268/20 PUBLIC PARTICIPATION - THE COUNCIL RESOLVED to receive Questions and concerns from Members of the Public (MOP):

MOP spoke regarding objections to planning application 20/5094M (Langley Business Park - Engineering operation comprising infilling of former mill pond and creation of an area of public open space). Objections were concerning:

- Lack of notification of application even though they are directly affected by the application.
- Impact on the character and appearance of the area.
- Loss of historical value.
- Impact on wildlife.
- Increase of potential flood risk by removal of a controlled and managed body of water.
- Inadequate environmental survey.
- Lack of need in the area for additional public open space.
- Loss of privacy.
- Loss of view.

MOP asked whether the Peak Park had been consulted and was informed that they had not been.

MEMBERS REPORTS

269/20 THE COUNCIL RESOLVED to receive report from the Cheshire East Ward Member:

- The Ward Member would welcome comments regarding clarifying the Parish Councils support of Hawkshead Quarry planning application 20/0113M.
- There are ongoing issues in Macclesfield Forest with Civil Enforcement Officers going in. United Utilities are also sending out teams to give guidance on parking to visitors.
- United Utilities have agreed to fund a traffic survey in Macclesfield Forest.
- The next Macclesfield Forest review Meeting is 20th January and will be an opportunity to get the different agencies together.

270/20 THE COUNCIL RESOLVED to receive report from the Macclesfield Neighbourhood Policing Team (PCSO J Newns):

- Cannabis found grown in Sutton and similar a growth in Wildboarclough. They were able to execute warrants and arrests.
- They are interested in any rental properties in the Sutton and Langley area which might provide opportunities for criminals. Members were asked to be vigilant and report any issues to the police.

- Macclesfield Forest continues to be a challenge. They are providing support along with the Civil Enforcement Officers. Still major difficulties with parking at junctions and along Main Road Langley however, they are trying to make more bearable for residents.
- A few fly-tipping issues. Asked that farmers make sure they lock gates to their fields.
- Reported high risk missing person found safe in Macclesfield Forest.
- Suspicious vehicle reported Gore End Lane (registration obscured). Vehicle belonged to auto repair unit and was legitimate.
- Police surgeries will be starting up at the Ex-Servicemen's club Hollin Lane on Friday from 10 a.m. -11 a.m. Additional surgery on Saturday in Langley Village Hall from 4 p.m. - 5 p.m.

Members discussed increase in parking through the bridge coming from Macclesfield by the Kings Head. Noted difficulty in off-road parking for residents.

HIGHWAYS MATTERS

271/20 THE COUNCIL RESOLVED to agree to report that following issues:

- Parvey Lane onto Walker Lane – speed sign knocked over. Cllr Gregory reported he had already alerted Highways.
- Arrow sign warning of the sharp bend when travelling from Langley to Jarman – still no action.
- Whistons Lane – Highways have filled a couple of patches however, the road is still in a dreadful state and down to the foundations.

MATTERS FOR CONSIDERATION BY THE COUNCIL

272/20 THE COUNCIL RESOLVED to agree the continuation of virtual meetings.

273/20 THE COUNCIL RESOLVED to agree Council Meetings during 2021.

274/20 THE COUNCIL RESOLVED to note the setting up of a Community Newsletter by residents (Three villages group CIC). Editorial group will accept Parish Council contribution and that Langley Chapel will be involved. It was suggested monies from police commissioner could go towards this or bulbs and **agreed** to inform group of monies available and inform PCSO News.

PLAYING FIELDS - ROBIN LANE

275/20 THE COUNCIL RESOLVED to receive report from Park 4all @Lyme Green:

Ansa and their sub-contractor recently resumed work in the park concentrating on the sunken sensory garden and adjoining pathways. A local artist has completed the work on the friendship benches and is progressing on the welcome entrance. Early in the new year they will be contacting funders (including Sutton Parish Council) and local sponsors to agree on wording and use of logos on their acknowledgement notice in the park.

As yet there are no firm arrangements for a Christmas event in Lyme Green. Members were unable to suggest any ideas in relation to the restrictions for Cheshire East being in tier 2.

FINANCE

276/20 THE COUNCIL RESOLVED to approve receipts and payments for December 2020.

Receipts From: None Received

Payments To:

Chq 692	Sarah Giller	Clerks Salary made up of Salary £485.90 and expenses £34.55 NOVEMBER	£520.45
Spending power: GPOC			
Chq 693	Cheshire Association of Local Councils	Budgeting course	£30.00
Spending power: GPOC			
DD	EON	Electricity supply NOVEMBER 2020	£169.07
Spending power: GPOC			

277/20 THE COUNCIL RESOLVED to agree Budget and to set Precept at **£24750** for 2021/22.

PLANNING

278/20 THE COUNCIL RESOLVED to agree to clarify views regarding support of Hawkshead Quarry planning application 20/0113M:

- Sutton Parish Council fully support this application.
- The obscured nature of the site lends itself to light industrial use which, would be of benefit to the community.

- The proposal will enable the growth and expansion of business in the area supporting our rural economy.
- The area would benefit from removal of heavy transport to light industrial works.
- The area is a scruffy unattractive piece of land and this development would enhance and improve the site.
- There will be an improvement to the site access.
- There are transport links available for employees.
- The development will provide a means of securing biodiversity and ongoing habitat management.

279/20 THE COUNCIL RESOLVED to agree comments for return to the relevant authority for these new applications:

Application No:	20/5046M
Proposal:	Rear facing single storey extension.
Location:	9, BROOKSIDE AVENUE, SUTTON, SK11 0HN
Deadline:	23-Dec-2020.

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: ***“Sutton Parish Council have no objection to this application unless deemed unneighbourly.”***

Application No:	20/4867M
Proposal:	Proposed conversion of existing external space into a retail space, with associated replacement roof and elevation works and the erection of an attached canopy
Location:	Fairways Garden Centre, BULLOCKS LANE, SUTTON, CHESHIRE, SK11 0HE
Deadline:	Extended to 11th December

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: ***“Sutton Parish Council have no objection to the application.”***

Application No:	20/4618M
Proposal:	Side extension above garage to create bedroom with en suite bathroom.
Location:	3, PETERHOUSE ROAD, SUTTON, CHESHIRE, SK11 0EN
Deadline:	17 th December 2020

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: ***“Sutton Parish Council have no objection to this application as long as it is not deemed unneighbourly.”***

Application No:	20/5223M
Proposal:	To create a conservation and well-being garden on a portion of church owned land currently left fallow. The area will be bounded by a native hedge on north and west sides and the existing Ha-Ha wall and hedge. A bound gravel path will be laid down leading to a soft wood pergola and some raised beds for sensory plants. Climbing roses will be trained around the pergola. Small fruit trees will be planted in a wild grass meadow. At a later date a water feature may be added near the entrance to the garden.
Location:	St James Church, CHURCH LANE, SUTTON, SK11 0DS
Deadline:	4 th January 2021

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: ***“Sutton Parish Council cannot support this application at this present time and feel further thought needs putting into the management of the land and consulting parishioners on their views.”***

Application No:	20/5349M
Proposal:	To erect an oak framed swimming pool structure on a concrete raft under a cedar shingle roof
Location:	KINDERSFIELD EDGE, HOLLIN LANE, SUTTON, CHESHIRE, SK11 0NN
Deadline:	30-Dec-2020

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: ***“Sutton Parish Council object to this application due to no supporting environmental statement, concern regarding the contamination of water courses, the effect on borehole water supply and the over intensification of the site.”***

Application No:	20/5094M
Proposal:	Engineering operation comprising infilling of former mill pond and creation of an area of public open space
Location:	Langley Business Park, LANGLEY ROAD, LANGLEY
Deadline:	6th January 2021

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: ***“Sutton Parish Council strongly object to this application for the reasons set out in Appendix 1”***

280/20 THE COUNCIL RESOLVED to note; decisions, appeals and withdrawals this month:

Application No:	20/3002M
Proposal:	Variation of condition 4 (sale of food) of appeal reference T/APP/C0630/A/93/231489/P7 relating to planning application 5/75236 – retail warehousing and ancillary development
Location:	Unit 2A, BRINDLEY WAY, LYME GREEN, MACCLESFIELD, CHESHIRE, SK11 0TB
Decision:	Approved with conditions – 02 Dec 2020

Application No:	20/3898M
Proposal:	Alterations to existing shop to form cafe and external decked area
Location:	SUTTON POST OFFICE, 1, TUNNICLIFFE ROAD, SUTTON, SK11 0EB
Decision:	Approved with conditions – 10 Nov 2020

CORRESPONDENCE

281/20 THE COUNCIL RESOLVED to agree representations as set out in **Appendix 2** in response to Cheshire East Local Plan Revised Publication Draft Site Allocations and Development Policies Document 26 October 2020 (SADPD) (Ref: PBD/1227358 and PBD/901332).

282/20 THE COUNCIL RESOLVED to agree the representation regarding Cheshire East Council consultation on transport and parking (deadline 31 January 2021) *that “20 minutes free parking should be allowed within Macclesfield town centre to encourage the public to visit.”*

283/20 THE COUNCIL RESOLVED to agree response to Standards Matter 2: Public Consultation and Public Sector Surveys (22 September 2020 on the 18 December 2020) as set out below:

1. They have concern about the culture of some private providers and its compatibility with the delivery of ethical public service and how this is being overseen, and
2. Standards not always being met by Councillors when dealing with Officers e.g. bullying and the fear of speaking out.

HOUSING

284/20 THE COUNCIL RESOLVED to note that there were no applicants to consider for property at 6 Dawson Close, Langley.

285/20 MATTERS FOR INCLUSION ON NEXT AND FUTURE MEETING AGENDA

- To **consider** requesting a meeting with Cheshire East Highways (*once physical meetings are held*)
- To **review** insurance quotes for April 2021. (*January/February 2021*)
- Members to **consider** whether there is a role for the Parish Council in raising awareness with visitors who are using the countryside/forest for the first time. (*January*)
- To **quotes** for repairs of assets and **agree** action. (*January*)
- To **consider** whether to **accept** contribution towards replacement bench on Ridge Hill or to release the space for alternative memorial bench.
- Quiet Lanes working group report.
- Website accessibility requirements.
- Allotment Group Report.
- Quarterly Income and Expenditure Report (bank reconciliation and budget comparison) for period October – December 2020.
- To **note** bank statements and verify figures against bank reconciliation (November and December).

286/20 THE COUNCIL RESOLVED to agree date for next Council meeting as **Thursday 14th January 2021** commencing at 7.30 p.m. (To be held virtually or in St. James Church Hall, Sutton depending on legislation).

The Meeting was declared closed by the Chairman at 21.24 p.m.

APPENDIX 1 - Representations on behalf of Sutton Parish Council

Application No:	20/5094M
Proposal:	Engineering operation comprising infilling of former mill pond and creation of an area of public open space
Location:	Langley Business Park, LANGLEY ROAD, LANGLEY
Deadline:	6th January 2021

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: *“Sutton Parish Council strongly object to this application for the following reasons:*

1. Impact on the Character and Appearance of the Area

The infilling on the mill pond would have a significant and detrimental impact on the character and appearance of this area of Langley. It is a well-known and well-loved beauty spot enjoyed by anglers, walkers and bird watchers. It represents a quiet sanctuary for wildlife and those who want to enjoy it. The infilling would permanently and irrevocably change the character and appearance of this area.

It is notable that guidance documents relating to the initial development of the site from 2000 which can be viewed [here](#) refers clearly to the fact that the pond should be retained in any future developments.

The area is situated within the 'Peak Park Fringe' is an Area of Special County Value and therefore the Council should seek to conserve and enhance the quality of the landscape and protect it from development which is likely to have an adverse effect on its character and appearance.

The current application appears to be in direct conflict with both of the above and for this reason should not proceed. The original application was granted because this pond was to be retained.

2. Loss of Historical Value

The pond has a significant contribution to make in preserving the history of the area. The mill pond provided a vital contribution to Langley's history of silk working. Although the mills are now gone, the silk industry remains a key part of Cheshire's industrial heritage. The mill pond is a unique feature of Langley's silk history and to remove this would be to the detriment of the area and our history.

As Point 1 above, the initial development document linked to above refers to the historical significance of the site and the mill pond and indicated that any future developments should take this into account.

The pond is clearly an asset to the community.

3. Impact on Wildlife – Nature Conservation

The pond and the surrounding trees are an established habitat for a variety of wildlife species. It performs an important function in supporting the wildlife in the area and providing home and feeding grounds to many species of birds, bats, fish, toads, frogs, newts, badgers and deer. Draining and filling this space would be severely detrimental to the wildlife it currently supports. The removal of a well-established habitat which supports a diverse range of species is not beneficial to the area. The change of the area to a public open space would completely remove the habitats of those species that depend on water to live or feed.

4. Environmental - Increase of potential flood risk by removal of a controlled and managed body of water

At present, the pond is a managed and controlled body of water. This ensures that the risk of flooding can be mitigated effectively. If this were to be removed, it would be more difficult to manage how the area would cope with excess rainfall, run-off from surrounding fields or the natural springs and channels which also feed into the mill pond. There are no concerns about flooding with the existing pond as the levels are well-managed by the fishing club.

5. Inadequate Environmental Survey

Although an environmental survey has been completed and submitted with this application it is not adequate or up to date. The report is now 3.5 years old and therefore cannot accurately inform on the current ecological position. The report was compiled based on four on-site visits in March, April, May and June 2017 and is silent on the duration of each of these visits.

Since the business park ceased to operate there has been an increase in bird and bat life along with an increase in sittings of toads, newts and badgers over the past couple of years.

This survey was obtained on the basis that the pond would be remaining and cannot adequately inform the Council of the current position regarding all species, including those that may be protected.

6. Lack of need in the area for additional public open space

The applicant is proposing to create an additional public open space by way of a play area. There is an abundance of open space in the surrounding areas including close proximity to Macclesfield Forest, a play park and large playing field in Langley within a short walk of the development.

Because of this the Parish Council feel that another play area is not justified however, if the developer insists one is necessary then it should be accommodated within the development itself **not** where the pond is.

Therefore, the proposal to infill the pond cannot be justified.

7. Loss of Privacy

A number of properties overlook this development and, enjoy its quiet tranquillity. A play area would change this completely and they would lose a lot of their privacy. The potential for noise or antisocial behaviour would be greatly increased.

8. Previous Planning Decisions

This paragraph was removed from the Seddon homes website <https://www.seddonhomes.co.uk/developments/new-homes-langley-macclesfield/> "...Lavender Fields will offer something for an array of different buyers. Some of the homes on the development will benefit from a delightful waterside location, blending seamlessly into the beautiful rural surroundings..." .

It is clearly evident why the developer suddenly wants to fill in the pond. The financial benefit of being able to tip spoil into the pond rather than take it away is self-evident. The Parish Council has no concerns about the number of lorries taking this away as this will obviously be a temporary measure.

The Council is concerned that keeping the pond was an integral part of the application in making the development acceptable to our residents.

There are also concerns that once a playground is built in the future the applicant may then decide to put in more plans to add houses.

9. Maintenance/Health and Safety

The applicant may say that they have health and safety issues however, it is clearly evident that the pond has been successfully maintained for some time and is of significant benefit to the peace and ambience of the area. A play area will clearly need regular maintenance as a pond would.

The fishing pond adds more value and diversity to the area and is a great asset in the wellbeing of residents.

10. Brown Field Site

The pond was not included in the brown field site in the original planning application and therefore should be left out of the applicant's decision making process.

In conclusion the Parish Council strongly objects to this planning application and the unacceptable infilling of the mill pond ..."

APPENDIX 2

Representations on behalf of Sutton PARISH COUNCIL

Sutton Parish Council responded to the Draft Consultation SADPD in September 2019 in relation to several matters but, it would appear that these representations have not been taken on board in the Revised SADPD.

1. The western boundary of the Local Landscape Designation Area, entitled The Peak District National Park Fringe should be moved from the Macclesfield Canal to London Road.

This has been the boundary for the past 30 years in the Development Plans covering the area, and there is no reason to change the boundary to the Canal. The area which has been excluded from the LLDA is an area of pastureland across which there are extensive views of the Peak District National Park. This can be fully appreciated by walking along London Road from the canal bridge to the football ground. From the main stand at the football ground the views of the distant hills provide an appropriate setting for the Peak District. The London Road is a clearly identified boundary on the ground and provides a clear boundary between the built-up area of Macclesfield and the countryside beyond. Elsewhere in the town the eastern boundary of the built-up area is identified as the western boundary of the LLDA. This recognises the fact that the Peak National Park Fringe provides a unique setting for the town as a whole.

It is therefore both appropriate and consistent to amend the boundary of the Local Landscape Designation Area to follow the A523 from the canal bridge northwards, and not the Macclesfield Canal.

2. Strategic Site LPS 17 in the Local Plan Strategy (July 2017) shows an Area of Protected Open Space between the housing allocation and the Macclesfield Canal.

Elsewhere in the LPS all the Strategic Sites have the Green Belt as the boundary of the housing allocation. **It is therefore consistent to amend the Green Belt boundary to follow the boundary of the housing allocation.**

- (i) This would be appropriate in terms of the guidance in Paragraph 136 of the NPPF (2019).
- (ii) Protected Open Space is a compatible use for land in the Green Belt, which represents a positive step to enhance the beneficial use of the land in line with the specific guidance in Paragraph 141 of the NPPF (2019).
- (iii) Without such designation there will always be a threat that house builders will view it as being suitable for future housing development.
- (iv) The area around the allocated site has already been the subject of large-scale earth moving, a new access and hardstanding for the storage of well over 100 cars. Despite a successful enforcement case the substantial changes to the site and the car storage continues into its third year.

3. The Lyme Green Settlement is shown as lying outside the settlement boundary of Lyme Green on P 91 of ED 06 Settlement and Infill Boundaries Review (August 2020) This designation is fully supported by the Parish Council.

4. Langley Pool on the Rieter Scragg site does not appear to be shown as completely outside the settlement boundary of Langley Village on P89 of ED 06 Settlement and Infill Boundaries Review (August 2020). It is important that this is checked on site.

Its designation, outside the settlement boundary is strongly supported by the Parish Council.

The Rieter Scragg Site Development Brief (Jan 2000) was approved as Supplementary Planning Guidance and, should be retained as such by Cheshire East Council until the development of the site, excluding Langley Pool, has taken place, and the house builders moved off the site.

5. An area of land outside the last house & garden of the last house on the north side of Walker Lane is shown as within the settlement boundary of Sutton on P101 of ED 06 Settlement and Infill Boundaries Review (August 2020).

The land is currently a wide verge which provides access over a stile to a footpath through to Bullocks Lane, and a piece of a field to the west. There is no logic or reason why the Council continues to show this piece of land as within the settlement boundary. A site visit would clearly establish this fact.

It is recommended that the settlement boundary be amended to follow the residential curtilage of the last house along the north side of Walker Lane.

6. The Local List of Historic Buildings SPD (October 2010) should be updated as over the past 10 years further locally important but undesignated historic buildings have been the subject of planning applications, and some have been subject to unsympathetic alterations.